# Rodeo Grounds Design Guidelines

## June Lake, California
## Mono County

**July 2005**

# RODEO GROUNDS DESIGN GUIDELINES
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# 1.0 GENERAL

## 1.1. INTRODUCTION

### 1.1.1. Intent

1.1.1.1. The Design Guidelines are intended to provide general and specific design information so that all involved in the development process are able to proceed with a shared basis of information. They are structured to provide design concepts and supporting objectives, along with specific Design Guidelines that must be followed to achieve the objectives. The Guidelines shall apply to the development of all neighborhoods within the Rodeo Grounds and be enforced equally on the master developer, any sub-developers and the owners/builders of single-family residences.

1.1.1.2. The Guidelines are an integral part of the Rodeo Grounds Specific Plan, which provides the underlying framework and zoning regulations for the application of these Guidelines. In the case of conflict between these Guidelines and the zoning regulations, the regulations shall govern.

1.1.1.3. Applicant reserves the right to modify these Guidelines as required to suit future site and market conditions. Such modification shall be subject to Mono County planning department approval, which shall not be unreasonably withheld.

### 1.1.2. Objectives

The objectives repeated throughout these Guidelines are: 1) that Rodeo Grounds should be designed so that it is appropriate to the character of the June Lake, Mono County region, and 2) that Rodeo Grounds should be comparable to other high-quality mountain resort destinations in North America. The economy of June Lake is based on tourism. Rodeo Grounds is to be a primary bed base for visitors to June Lake and a recreational attraction for visitors and local residents. The design must fit the scale and climatic conditions found in the mountains, its roots in a historic or regional design character must be apparent, and yet the design and its execution must accomplish the purposes of contemporary activities. These Guidelines establish standards of design, architecture and landscape architecture that will promote a unique character and sense of place that will be the trademark of Rodeo Grounds and the basis for its success within the context of the overall June Lake experience. The buildings and landscape within Rodeo Grounds will be designed to a level of quality that is reflected in the standards outlined in these Design Guidelines.

### 1.1.3. Flexibility

1.1.3.1. Although the Design Guidelines provide design criteria for all built elements within Rodeo Grounds, they are also intended to have sufficient flexibility to allow for incorporation of future creative design solutions, advances in building and materials technologies, changes in code requirements, and responses to the dynamics of the marketplace. New ideas and design concepts can be incorporated into these Guidelines as appropriate and approved by Mono County. The Design Guidelines are intended to conform to the June Lake Specific Plan, Mono County Municipal Code and Building Codes.

1.1.3.2. These Design Guidelines are intended to assist in the implementation of basic planning and design ideas that underlay Rodeo Grounds. They build on the lessons learned through experience in other resorts, and provide the Mono County Planning Commission with criteria against which individual projects can be measured. Project applicants and the Rodeo Grounds Design Review Committee ("DRC") are invited to submit creative and imaginative projects that build on these Guidelines and contribute to the evolving character of Rodeo Grounds. The application of these Guidelines is intended to be reasonable and practical.

## 1.2. PROJECT CONCEPT

### 1.2.1. Image and Character

1.2.1.1. The 90-acre Rodeo Grounds site provides a natural setting for residential, commercial, and recreational opportunities. Rodeo Grounds will provide a broad range of activities, services, and facilities for residents and visitors year round. Rodeo Grounds will have the capacity to serve a large number of visitors, providing them with accommodations, dining, recreation, and entertainment. It is intended that it will be conveniently connected to local commercial areas by a system of public roads, trails and public transportation. It is also proposed that the Rodeo Grounds Resort Center may be directly connected to June Mountain by an aerial lift.

1.2.1.2. Rodeo Grounds has been organized into a series of neighborhoods with a diversity of residential character, outdoor use areas, and recreational opportunities. The grouping of building types will create an interesting mix of residential types within each neighborhood. Although each neighborhood may have some distinct characteristics, each will still be designed to remain consistent with the overall design character of Rodeo Grounds. This design character will evolve as neighborhoods are developed. The intent is to provide owners and guests with variety, security, opportunity, and diversity within June Lake.

### 1.2.2. Resort Structure

1.2.2.1. Rodeo Grounds is organized so that it can be developed in several phases. Each phase can stand-alone and operate successfully as a complete entity so that the project is attractive and inviting throughout the entire development period. Each phase will be coordinated with surrounding land uses, vehicular circulation, emergency access routes, and pedestrian bike and trail systems so that visitors are clearly guided and that there are logical transitions within the circulation network.

1.2.2.2. Parking for the lodging units in areas with higher density will generally be under the footprint of each building. These underground parking structures may contain multiple levels. In some locations the structure may extend beyond the footprint into adjacent spaces. Vehicular access points into these structures are to be located at secondary streets.

1.2.2.3. Public parking for the stand-alone commercial uses is located in separate surface lots. Parking for hotel and lodge related commercial and conference uses will be provided within the hotel/lodge parking.

### 1.2.3. Pedestrian Circulation System and Pedestrian Places

1.2.3.1. A primary feature of Rodeo Grounds is the proposed network of pedestrian trails and walks. The pedestrian system will include interior trails and walks along internal streets as well as connecting trails from recreational amenities, outdoor use areas and between neighborhoods. Walkways to and from residential areas as well as trail connections will tie into the larger June Lake loop recreational trail network. The trails will vary in width from 4-20 feet depending upon type and intensity of use. When possible, the major internal pedestrian corridors are located adjacent to landscape features.

1.2.3.2. Outdoor use areas and amenities will be located to take best advantage of south and southwest solar orientation. The primary design time for solar access, used to guide the placement of outdoor uses, is between 10:00 AM and 4:00 PM.

### 1.2.4. Vehicular Circulation and Parking Systems

1.2.4.1. Primary points of vehicular access into neighborhoods shall be from Northshore Boulevard. Emergency vehicle access to areas on the west side may require use of roadway connections from State Highway 158. Access to individual residential units and lodges will be from an internal roadway system.

1.2.4.2. Visitors arriving by car to stay overnight in the Rodeo Grounds lodging units will be guided to either a central reservations office or individual check-in lobbies in the various lodging buildings. Some short-term parking will be provided adjacent to the check-in locations. Guests will then be directed to proceed to the underground parking structures under the major residential buildings. Elevators up to the lodging floors will provide access into the building from the parking structures. Some buildings may share check-in and parking access.

1.2.4.3. A comprehensive signage program will be required to provide orientation and way finding. The character of circulation signage within Rodeo Grounds may differ from signage in other areas of The June Lake loop in order to create individual identification throughout Rodeo Grounds and its neighborhoods.

1.2.4.4. There are no plans to provide any permanent day skier parking within the Rodeo Grounds project. All day skier parking for June Mountain shall be within designated areas at the June Mountain Base Area.

1.2.4.5. Shuttle bus stops will be located along internal circulation roadways. The specific design, location, and operational criteria for transit facilities must be coordinated with the pending development of a June Lake community-wide transit system.

### 1.2.5. Service

1.2.5.1. Service vehicles are to be routed and managed to minimize conflicts with Rodeo Grounds visitor activities and local traffic.

1.2.5.2. All buildings will be serviced from internal roadways. Space for short-term service parking in areas central service bays will be provided in designated service areas.

1.2.5.3. The larger hotel and lodging facilities will have designated central facilities for service delivery and waste management. Service areas will be designed to accommodate required service vehicle sizes.

1.2.5.4. Service vehicles are to be routed and managed for the least amount of conflict with resort visitors and residents.

1.2.5.5. Large delivery trucks will be permitted access from major roadways. Delivery truck access to residential streets shall be limited to special purposes and during specified hours.

1.2.5.6. All major buildings will be serviced from service areas separated from internal roadways as opposed to on street service parking. Space for short-term service parking for smaller buildings not served by central service bays will be provided in designated service parking areas.

### 1.2.6. Emergency Vehicle Access

1.2.6.1. Emergency vehicles shall be allowed to circulate through the Rodeo Grounds using both major roadways and the internal roadway system. Supplemental fire lanes will be developed in conjunction with the roadway system to provide looped secondary emergency vehicle access and egress. Fire lanes, turning radii and back up space around buildings will be designed in cooperation with local officials so as to be adequate for emergency and fire equipment vehicles. Pavements will be designed to support loads created by emergency vehicle traffic.

1.2.6.2. Standpipe and fire suppression system connections for larger buildings shall be incorporated into architectural and landscaping design elements where practical and in locations accessible to fire equipment.

1.2.6.3. Roads should provide for safe access by emergency vehicle equipment (including large fire engines) and should be accessible during all weather. Long dead-end roads and cul-de-sacs should be avoided when possible and each neighborhood should have at least two different routes of vehicle access. Dead-end roads longer than 150 feet should have turnarounds.

1.2.6.4. Roads should be at least 20 feet wide, with 13.5 feet of vertical clearance, and designed to accommodate the loads and turning radii for fire fighting apparatus. Gradients should be negotiable by fire-fighting equipment.

1.2.6.5. Emergency access routes shall be provided to all structures in compliance with local codes and fire department requirements. Emergency vehicle access roads, in addition to accommodating emergency vehicle travel, may be utilized as driveways to individual lots, pedestrian/bike trails, utility corridors, or as a route for resort shuttles.

### 1.2.7. Recreation Amenities

Rodeo Grounds is to be a Resort recreation center with multiple options for recreational amenities. These include the recreational trails and walkways, outdoor use areas, individual pools, spas, and water play areas associated with resort hotels and lodges.

## 2.0 SITE PLANNING STANDARDS

### 2.1.1. Existing Conditions

2.1.1.1. Avoid all high hazard areas, including avalanche zones, rockfall areas, and slopes.

2.1.1.2. Identify and implement any required mitigation methods for such problem areas if development is proposed in these areas.

2.1.1.3. Identify all trees that must be removed to construct buildings, accessory structures, parking areas, driveways, and utilities

2.1.1.4. The removal of trees in the setback, and other native vegetation within setback areas shall be limited to those trees and vegetation essential for construction access to the designated building area, those identified as diseased, or as needed to install improvements or utilities permitted in the setbacks.

2.1.1.5. Owners/Developers are encouraged to retain as many mature existing trees as possible.

2.1.1.6. Accessory buildings and structures are permitted only when developed in conjunction with principal use. Accessory buildings must be made of similar materials and be architecturally compatible with the primary residential structure.

### 2.1.2. Site Development, Grading and Drainage

2.1.2.1. Preserve and protect important natural features, such as rock outcrops and stands of mature vegetation that has been identified in plan approvals.

2.1.2.2. Grading required to accomplish the development plan must mimic natural forms and blend into the existing landscape on the site. No grading is permitted beyond individual parcel or project property lines.

2.1.2.3. The maximum gradient on cut slopes is 2:1 and on fill slopes is 3:1.

2.1.2.4. Minimize the extent of cut and fill to retain the natural character of the land.

2.1.2.5. Retaining walls within designated build area should typically not exceed six feet in height. Where greater height for retaining is required, wall should step with intervening terrace areas. Permitted wall materials include stacked stone, stone facing, poured concrete if sand blasted with wood form texture, and heavily colored or stained. Brick, untreated concrete, concrete block and textured concrete block are not permitted unless not visible from public view and approved by the DRC. Walls over 36" in height or walls with surcharge loads are to be engineered to meet Mono County Building Department requirements.

2.1.2.6. Run-off on the site must be controlled and directed to drainage ditches or structures along the roadway right-of-way or to drainage swales at the property line. Pre-existing drainage patterns onto neighboring lots must not be made worse by new development.

2.1.2.7. Runoff from large areas of pavement for surface parking must be directed to subsurface drains or, preferably, to the edges of the pavement where it can be collected in drainage swales. Detention areas for runoff from large paved areas are required in accordance with Mono County standards.

2.1.2.8. Concentrated drainage shall not be directed across pedestrian walkways or trails.

2.1.2.9. Prevent erosion at the outfall of any swale or drain pipe by use of stone, boulders, gravel, rip rap, or other durable methods.

2.1.2.10. During the construction process, sediment-laden surface run-off must be controlled with straw bales, silt fences, retention ponds, or other barriers. Mulch, protect and/or seed any disturbed slopes with native grasses and/or ground covers.

2.1.2.11. The dwelling units, as well as any accessory structures (such as detached garages and accessory living units) and all required parking, must be contained within the designated building areas.

### 2.1.3. Roadways

2.1.3.1. Develop safe roadways that provide convenient access to proposed uses. Roadway designs should fit the land and be sensitive to topography, vegetation and views. There should be safe crossings for pedestrians.

2.1.3.2. Residential streets will be designed and constructed to provide for one lane of travel in each direction, however, in some cases, local roads may be one way. When terrain warrants, these roads may be divided to avoid trees and rock outcroppings, or allow for graded slopes between the travel lanes to accommodate existing topography.

2.1.3.3. Internal roadways will be privately owned and maintained. The roadway system will provide access to various residential projects and neighborhoods. Trails and/or access roadways will allow secondly points of access from all roadways for fire and emergency vehicle access.

2.1.3.4. Roadways shall be constructed to conform to minimum widths for private roads required by Mono County. Road centerline radii may be reduced to 100 feet in order to encourage low speeds and to maintain a mountain rural character.

### 2.1.4. Parking, Driveways, and Circulation

2.1.4.1. All parking area design and dimension shall follow Mono County standards

2.1.4.2. All vehicular parking must be located within the designated building area.

2.1.4.3. Two-way driveways must be at least 20 feet and not more than 24 feet in width. One-way driveways may be reduced to 10 feet in width where not required for as emergency access routes.

2.1.4.4. Paving of interior roads, driveways, and parking areas is required unless approved by the DRC.

2.1.4.5. Residential roads and driveways may be surfaced in granite, gravel, and asphalt or approved modular products such as turf stone depending on location, intensity of use and neighborhood character. The Design Review Committee must approve patterned or unpatterned concrete, bomanite, or other special paving materials.

2.1.4.6. Structured parking must be bunkered at least a half level into the ground on three sides. Screening vegetation and architectural treatment of exposed parking garage walls is required.

2.1.4.7. The mechanical equipment required by code to vented enclosed underground parking must be located away from important outdoor spaces, public rights-of way and pedestrian spaces.

2.1.4.8. All buildings must meet all applicable fire, building codes governing access including roadway dimensions, turning radii, vehicle turnarounds, and distances from parking and fire hydrants.

2.1.4.9. Driveway alignments that follow the natural contours of the land are encouraged to minimize site disturbances.

2.1.4.10. Transitions from the vehicular spaces associated with autocourts, or parking to the pedestrian scale spaces surrounding buildings and houses should be carefully considered in site design.
2.1.4.11. Driveways should be 12 feet in width, at minimum, and have a minimum vertical clearance of 13.5 feet.
2.1.4.12. Driveways longer than 150 feet should have at least one 10x30 foot turnaround.
2.1.4.13. Driveways in excess of 200 feet and less than 20 feet wide should have turnouts in addition to turnarounds.
2.1.4.14. Unless a driveway is an access road, it should not service more than five dwelling units.
2.1.4.15. Driveway gradients may exceed 9%, up to a maximum of 15% for short distances, if approved by Mono County. 10% is the maximum recommended grade for driveways.
2.1.4.16. Residential roads and driveways may be surfaced in granite, gravel, asphalt or other products acceptable to Mono County. The Design Review Committee must approve patterned or unpatterned concrete, bomanite, or other special paving materials such as Turfstone.

### 2.1.5. Pedestrian Walkways

2.1.5.1. Pedestrian walkway design must comply with all ADA standards.
2.1.5.2. The design characteristics of exterior stairs, sidewalks, ramped walkways, handrails, and guardrails must conform to standards specified in the Uniform Building Code.
2.1.5.3. Paved and lighted walkways from parking areas must be provided for residents to individual units or to the main building entries, if detached from the units.
2.1.5.4. Exterior stairway to upper level units and any primary pedestrian walkways exposed to snow fall or snow shedding must be covered.
2.1.5.5. Connections to pedestrian pathways within the project and trail connections to existing and proposed regional trails must be considered in design.

### 2.1.6. Surface Parking

2.1.6.1. Surface parking for more than 40 cars must be distributed in lots of 20 cars or fewer, separated by landscaped buffers at least 10 feet wide.
2.1.6.2. Surface parking lots for more than 10 cars are not permitted along the public street frontage unless other site conditions make it impossible to locate them elsewhere on the site.
2.1.6.3. All surface parking areas are to be screened from adjacent streets, properties, and public trails through the use of landscaping and/or earthforming.
2.1.6.4. Park vehicles in an efficient manner with adequate landscape to minimize the visual impact of the vehicles.
2.1.6.5. All parking areas are to be sloped to drain away from building pedestrian access and drop-off areas. All surface water is to be caught using environmentally suitable drainage devices to prevent oils or other pollutants from draining into storm drains.

### 2.1.7. Setback Area Standards

Within each lot or parcel setbacks shall be established by the development plans, subdivision plans and the CC&R's. In cases where those plans differ from these Guidelines, the detailed setback plans shall govern.

2.1.7.1. Service Facilities

2.1.7.1.1. Service facilities, such as trash dumpsters, storage sheds, TV or radio antennae, gas tanks, etc. are not permitted in the setback areas unless approved by the DRC.

2.1.7.1.2. Outdoor recreation facilities and common activity areas, such as pools, hot tubs, play equipment, gardens, etc., may be located in a side or rear setback, provided they are no closer than 10 feet from the property line. All such uses shall be approved by the DRC.

2.1.7.2. Driveways and Parking Areas

Driveways may cross setbacks but must not use setbacks in a linear fashion. No parking is allowed in setbacks.

2.1.7.3. Encroachments

2.1.7.3.1. Architectural elements attached to a building, whether at or above grade, are not permitted to project into the setback areas. This includes roofed decks or terraces, roof overhangs, attached exterior stairs, and upper-story balconies.

2.1.7.3.2. Unroofed porches, exterior steps, walkways, decks or terraces located at or within 30 inches of ground level may project into a side or rear setback not more than 50% of the width of the setback.

2.1.7.4. Vegetation Areas

2.1.7.4.1. Trees over 18 inches in diameter must be retained within the setback area. However, at the time of project approval, up to 20% of such trees may be removed if approved through the development review process, and if necessary to create light for the residence or a garden, or to open an important view. At least 80% of the setback area must be left in natural vegetation. Within this area, all existing shrubs and mature trees must be retained and protected, and any additional plantings must be native or adapted plant species.

2.1.7.4.2. Snow storage is permitted in the area of side and rear setbacks if such storage does not damage existing natural vegetation.

2.1.7.5. Uses

2.1.7.5.1. Up to 20% of the rear and side setback areas for single-family homes may be used for recreation and service facilities, such as trash containers, TV or radio antennae, gas tanks, dog runs, etc. These facilities may not be located closer than 10 feet from the property line. Such facilities are not permitted in the front setback.

2.1.7.5.2. Fences are not permitted only with DRC review and approval when needed for child safety, privacy, security, or animal control. No property line fences are permitted. Fences may not be located nearer than 10 feet of the property lines perimeter of the lot. Fences are not permitted in the front setback.

## 2.1.8. Snow Management

2.1.8.1. Objectives

Snow management issues must be addressed with each building and project to insure that residents and visitors are provided safe and convenient access to and from buildings and within the public use areas throughout the winter season. Ground and roof level snow storage areas must be identified and snow management activities facilitated. A snow management plan shall be submitted to the DRC that indicates snow shedding, snow storage and snowmelt areas

2.1.8.2. Building Roofs

Roof forms are designed in coordination with the pedestrian areas at the base of buildings. Snow falling from roofs should be directed to landscape areas at the base of the buildings or to lower level flat roofs. In limited areas, snow rails or fencing, heated gutters, and heated roof edges may be required to prevent snow shed and ice buildup. Snow will not be permitted to shed freely into active pedestrian areas.

2.1.8.3. Landscape Snow Shed Areas

Snow shed and storage areas will be designated and located adjacent to the base of buildings. They are to be sized to accommodate the anticipated volumes of snow. Planting for these areas should anticipate snow shedding and snow storage, as well as snow removal operations.

2.1.8.4. Pedestrian Paved Areas

Minor snow depths may remain on pedestrian paved areas during cold periods. When snow begins to melt and creates conditions for icing of surfaces, it should be removed. Snow will also be removed from heavily used pedestrian paved areas, ramps, and stairs by snowmelt systems. For other circulation routes and pedestrian areas, snow must be removed as soon as practical following snowfall to ensure access by emergency vehicles and easy pedestrian movement. Appropriate sized snow removal vehicles will be allowed access into the pedestrian areas.

2.1.8.5. Roads, Surface Parking Areas

2.1.8.5.1. Snow will be pushed to snow storage areas adjacent to roads and designated parking areas or hauled away.

2.1.8.5.2. Snow storage space adjacent to surface parking lots must be identified on a site plan. The areas designated for snow storage must be equal to at least 20% of the total paved area on the site to facilitate snowplowing and snow removal operations.

2.1.8.5.3. Fire and emergency access ways must be kept free of snow.

2.1.8.6. Temporary Parking and Streets

Snow may be pushed temporarily to landscape areas adjacent to the temporary parking. Alternatively, snow may be temporarily stored within outdoor use areas, provided that primary vehicular access ways and pedestrian passageways are maintained. In cold periods, minor amounts of snow may remain on the paved surfaces. In freeze/thaw cycles, snow and ice should be removed.

2.1.8.7. Snow Storage Areas

One or more nearby areas might be established to provide adequate snow storage capacity or snow may be hauled to approved public site(s).

2.1.8.7.1. Snow storage areas must be coordinated with drainage plans so that snow banks do not block meltwater from swales and drains.

2.1.8.7.2. Snow may not be pushed into public rights-of-way or onto adjoining properties.

2.1.8.8. Snowmelt Systems

Heated pavements may be used in driveways entering structured parking areas under buildings. There may be some areas of heated pavements within the pedestrian corridors, stairs, ramps, at building entrances, pool decks, or in other heavy use areas where appropriate.

## 3.0 BUILDING DESIGN STANDARDS

### 3.1. INTRODUCTION

3.1.1. Creation of the environment described in the Rodeo Grounds Specific Plan will require careful placement and composition of building massing. The buildings must be carefully related to adjacent uses, to the pedestrian experience and to outdoor amenity areas. Careful consideration will be given to building visibility from public roadways. Attention will be paid to materials and the texture of the building edges. Careful thought will be given to exterior cladding, window sizes and types, and to architectural detailing and finish colors. The intent is to create architectural style, richness and variety within individual buildings.

3.1.2. All buildings will be carefully massed, composed and oriented. Building height and orientation will be carefully considered to allow sun into outdoor activity areas. Important views will be carefully framed and preserved when possible by building placement.

3.1.3. Buildings must also function well from operational and environmental standpoints. They must be energy efficient. Legible and safe ingress and egress is required. Structures and finishes must withstand the rigors of a high mountain environment. Roof forms should hold or shed snow in a safe and manageable manner. Exterior materials and finishes must be durable and long lasting. Architectural styling should complement the natural environment and regional setting, and possess a lasting and enduring quality.

3.1.4. The architectural character of buildings in Rodeo Grounds will be of a style appropriate to the climate and natural setting of the Eastern Sierra. The buildings will have ruggedness and mass in scale with its spectacular mountain setting. The early history of buildings in the California Mountains contains examples of National Park structures and old Forest Service buildings, which are sturdy and direct, using local stone in a strong and dramatic fashion. There are many rich traditions in California architecture that can be considered, such as rugged stone building bases, and expressive detailing at roof edges, balconies, window trims, and doorways. The goal will be a distinctive building architecture that is executed with materials, colors, and finishes appropriate to the local environment.

### 3.2.

## 3.2. SINGLE-FAMILY BUILDING DESIGN

The following Guidelines shall be applied to all single-family development within the Rodeo Grounds Site. The attached Rodeo Grounds Specific Plan shows development areas within which single-family development may occur, along with proposed roadway patterns.

Primary goals of the Design Guidelines for single-family homes are to preserve and reinforce the unique natural qualities of the site, to fit the building into the land in a way that leaves its natural landforms and features intact, and to treat the building as an integral part of the natural environment. The Guidelines are also intended to reduce visual and physical conflicts that may occur between neighboring houses.

### 3.2.1. Introduction

The design and style of new residential buildings must have the appearance of structures appropriate in the mountain environment, which reflect the style of a mountain community. Further information will be provided within the CC&R's for each subdivision that will establish parcel-by-parcel neighborhood specific guidelines including maximum footprint, square footage, height, etc. In cases where there are differences between CC&R's and these Guidelines the specific neighborhood/subdivision CC&R's shall apply.

### 3.2.2. Form and Mass

3.2.2.1. Each residential building lot will be designated with height restrictions based on the number of story's allowed as follows:

3.2.2.1.1. Building massing is to be carefully considered to produce well-proportioned buildings and interesting streetscapes within residential neighborhoods. Block building forms with no variation in massing or proportions, and free form structures lacking a consistent and unified appearance, will not be approved.

3.2.2.1.2. Additional home size restrictions may be included as part of the Covenants, Conditions, and Restrictions ("CC&R's") for each lot, subdivision or neighborhood. These individual restrictions on building envelope, footprint, and total square footage shall take precedent over these Guidelines.

3.2.2.2. The following height designations may be described for individual homes on parcels within the Rodeo Grounds:

3.2.2.2.1. For homes with a "one story" designation, the building height generally may not exceed 20 feet. In order to allow for large volume rooms, a maximum of 30% of the total enclosed floor area (excluding garages and accessory structures) may be built to 25 feet in height.

3.2.2.2.2. For homes with a "two story" designation, building height may not exceed 30 feet. The second story element, either under or over the main floor, may not exceed 30% of the main floor square footage (excluding garage and accessory structures).

3.2.2.2.3. A "three-story" designation permits a building height not to exceed 35 feet.

3.2.2.2.4. Building height shall be measured as described in the Rodeo Grounds Specific Plan from an average elevation of the finish

grades of the building corners to the highest point on the building roof excluding roof apparatuses, such as chimneys.

3.2.2.2.5. Towers shall be located on the perimeter of the house except where otherwise permitted by a chosen style. Only one tower is permitted per house. All towers shall be approved on a case-by-case basis by the DRC.

3.2.2.3. The articulation of various building elements are required to create a comfortable building scale. Roofs, wall openings, window proportions, and façade treatments shall provide visual and design clarity and transitional connections to the surrounding landscape.

### 3.2.3. Roof Form

3.2.3.1. Roofs shall be composed of simple geometric forms. Shed or pitched roofs are preferred. Flat roofs are discouraged but may be approved in small limited and out of sight areas. Mansard roofs will not be approved. The use of dormers and other devices to break up large roof expanses is encouraged.

3.2.3.2. Dominant roof pitches are to be 4:12 to 12:12. Occasional flatter or steeper slopes will be permitted for specific design effect.

3.2.3.3. Flat portions must have distinctive cornice features.

3.2.3.4. Roof overhangs are not to exceed 24 inches maximum to provide weather protection for building walls. Larger overhangs may be permitted at ground floor level where the roof extends to protect pedestrian areas.

3.2.3.5. Fascias must be in scale with the building, not oversized. Large fascias tend to make the roof form visually more important than the overall cohesiveness of the building form.

3.2.3.6. Skylights in the roof plane are allowed to be flat or in line with the roof plane; bubble skylights are not permitted.

3.2.3.7. Roofing materials may be asphaltic shingle, raised seam metal, metal shingles, or built-up materials on flat sections. Roof colors should be natural tones complementary to the natural environment. Metal roofing must be non-reflective.

3.2.3.8. All roof top accouterments must be painted a dark color and be non-reflective.

3.2.3.9. Roof breaks less than 2 feet high are not permitted without Design Review Committee approval.

3.2.3.10. Crickets and saddles are permitted around chimneys and towers.

3.2.3.11. All flashing, sheet metal, vent stacks and pipes shall be copper or painted metal to match adjacent building surfaces.

### 3.2.4. Building Façades

3.2.4.1. Building facades must maintain a consistent architectural character for all elevations. All elevations shall have the same level of quality and detail. All roofs, exposed structural elements, walls, windows, doors, and detailing shall express a consistent level of enhancement.

3.2.4.2. Garages facing the street shall not have more than two single-car doors or one double-car door visible from street elevation. Where possible, garage access should be at sides of residential structures or oriented perpendicular to the street.

### 3.2.5. Windows and Doors

3.2.5.1. Window openings should be recessed to the degree possible.
3.2.5.2. All exterior doorway openings should be recessed.
3.2.5.3. The shapes and details of all openings are to be appropriate to the structural expression of the walls within which they are located.
3.2.5.4. Large areas of glass are to be shaded by projecting roof overhangs, balconies or porches, to minimize their visibility and their reflections as seen from off-site. Single pane windows shall not exceed 40 square feet. The use of multi-pane windows is strongly encouraged.
3.2.5.5. Glass may be coated and tinted to control solar heat gain, but a mirrored appearance is not acceptable.
3.2.5.6. Individual window units shall be proportioned according to the requirements of the building's style.
3.2.5.7. Individual window units may be grouped into composite units of any width provided the resulting window proportions and width are authentic and true to the chosen style.
3.2.5.8. Window frames and mullions shall be wood, metal-clad wood, steel or aluminum clad wood. Vinyl, vinyl-clad wood, or fiberglass-clad wood windows are permitted with Design Review Committee approval.
3.2.5.9. Circular, elliptical, square and arch-top windows may be used as accent window in a few locations depending upon the chosen style. The use of these window types shall be approved on a case-by-case basis by the DRC.
3.2.5.10. When wood headers are expressed over window or door openings, the recessed soffit shall be wood planking.
3.2.5.11. Entry doors shall be vertical wood plank, wood stile-and-rail doors, and wood doors with raised panels or geometric carved patterns as appropriate to each house style. Additional entry door types may be permitted depending upon the chosen style.
3.2.5.12. French doors may be used subject to style requirements. French doors shall have true divided lights except where French doors are located on side or rear elevation, are beneath a covered loggia or porch, and are completely concealed from curbside eye-level view.
3.2.5.13. Sliding glass doors are permitted if approved by the Design Review Committee.
3.2.5.14. Garage doors shall be recessed into the exterior wall. Garage doors must be hand crafted in appearance and constructed of wood or metal. All garage doors shall be either single car or double car garage doors.
3.2.5.15. The minimum dimension between adjacent garage door openings is 18 inches.
3.2.5.16. Sliding motor court gates or doors may be used with DRC review and approval. The operating mechanism and closing hardware for mechanical gates should be completely concealed from public view.
3.2.5.17. Screen doors are not permitted on entry doors without DRC approval. However, they may be approved at other locations on a case-by-case basis.

### 3.2.6. Accessory Elements

3.2.6.1. Thoughtful placement and detailing of building elements is required. Careful attention to snow management and snow melt is necessary in the location of building elements.

3.2.6.2. Detached garages and structured parking must be designed with architectural elements and materials that are related to the primary residential buildings.

3.2.6.3. Storage, trash collection and other accessory buildings must be designed with materials and/or architectural elements that are related to the primary residential buildings.

3.2.6.4. Skylights shall be designed as an integral part of the roof. Skylights shall be dark colored glass in bronze anodized frames. Skylight glazing is to be divided into panes not exceeding 24-inches in width.

3.2.6.5. Chimney terminations shall not expose screen spark arrestors. Chimney terminations may have finished shrouds, capped with metal or cast iron, or be roofed as required by specific styles. The Design Review Committee must approve sheet metal shrouds. Prefabricated chimney terminations and screen spark arrestors shall be completely concealed from view. Individual chimneys may have a maximum of two flues and shall not exceed 15 square feet in cross-sectional area unless approved by the Design Review Committee.

3.2.6.6. All antennas and satellite dishes are to be located in the least visible locations that allow proper operation.

3.2.6.7. Gutters and downspouts should be used only where they are not subject to damage or destruction from sliding snow. Gutters, downspouts, collectors and fasteners shall be fabricated from copper or painted galvanized steel. Aluminum or plastic gutters are not permitted. Gutter and downspout shapes should reflect an authentic detail of the house's style. Gutters, roof eaves and downspouts should be heat-traced to prevent freezing. Roof mounted snow diverters or snow fences/retainers, should appear an integral part of the roofscape.

3.2.6.8. All air conditioning/heating equipment, water tanks, gas meters, electric meters, pool equipment and other utilities must be screened and not visible from off-site. Sound attenuation measures shall be incorporated where appropriate. All meters shall be accessible behind doors that complement the architecture.

3.2.6.9. Solar panels shall be approved on a case-by-case basis by the DRC. Solar panels shall be integrated into the roof design and be flush with the slope. Frames shall be colored to complement the roof.

### 3.2.7. Materials

3.2.7.1. Consistent use of materials that have been chosen for their durability and natural qualities suitable within a mountain context is required.

3.2.7.2. Wood surfaces are preferred where appropriate and permitted by building code. Vertical or horizontal patterns are acceptable and surfaces that are of rough or re-sawn wood, and board and batten patterns are preferred. Shingle is permitted. Round or square cut logs are permitted. Composite materials that simulate wood siding may be used with Design Review Committee approval.

3.2.7.3. Building materials may include concrete stuccoed or plaster surfaces if such surfaces are colored to fit the overall building design and mountain setting. Untreated and uncolored concrete or masonry surfaces are not permitted.

3.2.7.4. Use of exterior stone consistent with regional materials is permitted and encouraged.

3.2.7.5. Materials at the base of buildings must be able to resist damage from snow or water.

3.2.7.6. Unstained or untreated wood is not permitted; all wood elements must be treated with stain or painted to resist weathering and discoloration from water.

### 3.2.8. Architectural Color

3.2.8.1. All color schemes and affiliated material shall be approved by the DRC. A color board/materials sample board must be prepared showing exterior finishes.

3.2.8.2. Color exerts a tremendous impact upon the visual perception of the community. A house designed with the most authentic proportions and scale, with the greatest attention given to detailing, and the highest sensitivity to the land will lose its integrity if an appropriate color scheme is not applied. Continuity between the colors of a home's architectural style and adjacent homes, nearby structures and a natural landscape must be established.

3.2.8.3. The color of all exterior building surfaces shall replicate the hues drawn directly from the soil, rocks and foliage of the site. In general, these hues shall be darker and could be described as warm in character. Architectural styles however may temper the hue and brightness of certain colors.

3.2.8.4. Trim colors to highlight details such as cornices, window frames, handrails and entrance doors are permitted. Colors must be harmonious and reflect surrounding natural environment.

## 3.3. MULTI-FAMILY BUILDING DESIGN

The following Guidelines shall be applied to all non-resort multi-family development within the Rodeo Grounds site. The attached Rodeo Grounds Specific Plan shows development areas within which multi-family development may occur, along with proposed roadway patterns.

The goals in designing a multi-family living environment are to preserve and reinforce the unique natural qualities of the site and to fit the buildings into the land in a way that leaves its most important natural landforms and features intact.

### 3.3.1. Introduction

The design and style of new multi-family buildings must be appropriate to the mountain environment and reflect the style and character of a June Lake Loop mountain community.

### 3.3.2. Form and Mass

3.3.2.1. The mass of a single building or group of buildings must be organized so that the structure appears to be an arrangement of smaller sized connected structures. Upper level residential floors may be incorporated into the roof form to reduce the apparent height and mass of buildings.

3.3.2.2. Upper story floor areas are to be stepped and broken up in order to avoid bulky and highly visible building mass.

3.3.2.3. Building design that facilitates a smooth transition between indoor and outdoor spaces is encouraged. The use of architectural devices such as loggias, arcades, balconies, belvederes, conservatories, foyers and verandas, etc., help in the transition from indoors to outdoors and soften larger building masses.

3.3.2.4. In general, the main building mass of the structure should be surrounded by lower and smaller building masses so that the building steps down on the ends and sides.

3.3.2.5. All buildings shall include varied vertical and horizontal massing.

3.3.2.6. Open-ended carports are not permitted. Parking bays however may be allowed on a on a case-by-case basis by the DRC. The criteria for approval shall be whether the parking bays provide adequate concealment of cars from public views and adjacent properties.

### 3.3.3. Scale

The careful articulation of various building elements is required to create a comfortable building scale. Roof forms, wall openings, and window proportions, façade treatments, all contribute to building scale and visual/design clarity. Transitional connections to the surrounding landscape “ground” the building to its site.

### 3.3.4. Roof Form

3.3.4.1. Roofs shall be composed of simple geometric forms. Shed or pitched roofs are required however 15% of the roof surfaces in a project may be flat.
3.3.4.2. Large roof forms must step or be broken by dormers.
3.3.4.3. Dominant roof pitches are to be 4:12 to 12:12. Occasional flatter or steeper slopes will be permitted for specific design effect.
3.3.4.4. Flat portions must have distinctive cornice features.
3.3.4.5. Roof overhangs are to be 24 inches maximum to provide weather protection for building walls. Larger overhangs may be allowed with DRC review and approval. Larger overhangs are permitted at ground floor level where the roof extends to protect pedestrian areas.
3.3.4.6. Fascias must be in scale with the building, not oversized. Large fascias tend to make the roof form visually more important than the overall cohesiveness of the building form.
3.3.4.7. Snow retention devices must be used at roof edges to protect pedestrian areas, which lie within the snow fall hazard zone. Heated gutters and/or roof snow melt systems may also be utilized to reduce snow fall hazards. .
3.3.4.8. Structures should be designed to protect doorways, exterior stairs, balconies, and from snow and rain.
3.3.4.9. Roofing materials may be asphaltic shingle, or built-up materials on flat sections. Raised seam metal or, metal shingles may be used with approval of the Design Review Committee. Colors may be muted natural tones complementary to the natural environment. All roof colors are subject to DRC review and approval. Metal must be non-reflective.
3.3.4.10. Chimneys, flues, vents and antennae must penetrate the roof only where snow movement off the roof cannot shear them off or cause them to be blocked. Roof crickets must be installed to protect such roof appurtenances
3.3.4.11. Vent pipes must be collected into orderly clusters or incorporated into chimney structures.
3.3.4.12. Mechanical equipment and elements such as video receivers, must be located to minimize visual impact while still allowing for proper operation from any view.
3.3.4.13. All roof top accouterments must be painted a dark color and be non-reflective.
3.3.4.14. Roof breaks less than 2 feet high are not permitted without Design Review Committee approval.
3.3.4.15. Flat roofs are not permitted for large roof areas but allowed for small roof areas, upper porches and decks with approval by the Design Review Committee.
3.3.4.16. All flashing, sheet metal, vent stacks and pipes shall be copper or metal to match adjacent building surfaces.

### 3.3.5. Windows and Doors

3.3.5.1. The composition of door and window openings should reflect the order of interior spaces. Building facades should typically be composed with vertically oriented rectangular windows, recessed openings, sheltered balconies, and exterior trim around all openings.
3.3.5.2. Window openings should be recessed.
3.3.5.3. All exterior doorway openings should be deeply recessed.
3.3.5.4. Large areas of glass are to be shaded by projecting roof overhangs, balconies or porches, to minimize their visibility and their reflections as seen from off-site. Single pane windows shall not exceed 40 square feet unless approved by the DRC. The use of multi-pane windows is strongly encouraged.
3.3.5.5. Glass may be coated and tinted to control solar heat gain, but a mirrored appearance is not acceptable.
3.3.5.6. Individual window units shall be proportioned according to the requirements of the building's style.
3.3.5.7. Individual window units may be grouped into composite units of any width provided the resulting window proportions and width are authentic and true to the chosen house style.
3.3.5.8. Window frames and mullions shall be wood, metal-clad wood, steel. or aluminum. Vinyl, vinyl-clad wood, or fiberglass-clad wood windows are permitted with Design Review Committee approval.
3.3.5.9. Circular, elliptical, square and arch-top windows may be used as accent window in a few locations depending upon the chosen style. The use of these window types shall be approved on a case-by-case basis.
3.3.5.10. Glass block units on exterior walls require DRC review and approval.
3.3.5.11. When wood headers are expressed over window or door openings, the recessed soffit shall be wood planking.
3.3.5.12. Entry doors shall be vertical wood plank, wood stile-and-rail doors, and wood doors with raised panels or geometric carved patterns as appropriate to each house style. Additional entry door types may be permitted depending upon the chosen style.
3.3.5.13. French doors may be used subject to style requirements. French doors shall have true divided lights except where French doors are located on side or rear elevation, are beneath a covered loggia or porch, and are completely concealed from curbside eye-level view.
3.3.5.14. Sliding glass doors are permitted if approved by the Design Review Committee.
3.3.5.15. Garage doors shall be recessed into the exterior wall.
3.3.5.16. Garage doors must be constructed of wood or metal.
3.3.5.17. All garage doors shall be single car or double car garage doors. The maximum garage door height is 10-feet. The maximum single-car garage door width is 9-feet. The maximum double-car garage door with is 18-feet.
3.3.5.18. The minimum dimension between adjacent garage door openings is 18 inches.
3.3.5.19. Sliding motor court gates or doors may be used provided the operating mechanism and closing hardware is concealed from view.
3.3.5.20. Screen doors may be used within openings concealed within a courtyard or similar spaces. Screen doors are not permitted on entry doors. However, they may be approved at other locations on a case-by-case basis with DRC approval.

### 3.3.6. Entrances and Porches, Arcades

3.3.6.1. Where porches are used they must be higher than adjacent walkways or streets.

3.3.6.2. Porch rails must be semi-open, of wood or metal. Details must be consistent with other building detailing.

3.3.6.3. Common or shared building entrances must be sized to accommodate several people together, be weather protected, conform to ADA requirements, be well lit, and convey a sense of welcoming and friendliness. This can be achieved by the detailing and color of doors and adjacent frames, use of decorative lights to highlight the entrance, and the use of quality hardware.

3.3.6.4. Porte cocheres may extend outward from the building entrance over driveways or drop-off areas to provide weather protection. Roofs may be flat.

### 3.3.7. Accessory Elements

3.3.7.1. Detached garages and structured parking must be designed with architectural elements and materials that are related to the residential buildings in the complex. They must be screened from view from public roads and primary common areas to the extent possible, with landscaping and/or earthforming.

3.3.7.2. Storage, trash collection and other accessory buildings must be designed with materials and/or architectural elements that are related to the primary buildings in the complex.

3.3.7.3. Skylights shall be designed as an integral part of the roof. Skylights should lie flat and in line with the roof plane. Skylights shall be bronze colored glass in bronze anodized frames. Bubble skylights are not permitted. Skylight glazing is to be divided into panes not exceeding 24-inches in width.

3.3.7.4. Chimney terminations shall not expose screen spark arrestors. Chimney terminations may have finished shrouds, capped with metal or cast iron, or be roofed as required by specific styles. Sheet metal shrouds are to be reviewed by the Design Review Committee. Prefabricated chimney terminations and screen spark arrestors shall be completely concealed from view. Individual chimneys may have a maximum of two flues and shall not exceed 15 square feet in cross-sectional area unless approved by the Design Review Committee.

3.3.7.5. Gutters, downspouts, collectors and fasteners shall be fabricated from copper or painted galvanized steel. Aluminum or plastic gutters are not permitted. Gutter and downspout shapes should reflect an authentic detail of the house's style. Gutters and downspouts should be heat-traced to prevent freezing. Locate gutters to minimize damage and impacts from snow shed areas.

3.3.7.6. Utilities, meters, gas tanks shall be enclosed or screened from view from the public right-of-way with landscaping and/or fencing.

3.3.7.7. All air conditioning/heating equipment, water tanks, gas meters, electric meters, antennas and satellite dishes, pool equipment and other utilities must be screened and not visible from off-site. Sound attenuation measures shall be incorporated where appropriate. All meters shall be accessible behind doors that complement the architecture.

3.3.7.8. Solar panels shall be integrated into the roof design and be flush with the slope. Frames shall be colored to complement the roof. Clear anodized finished aluminum frames are prohibited. Solar panels require DRC review and approval. Solar shingles will be considered on a case-by-case basis with DRC approval.

### 3.3.8. Materials

3.3.8.1. In general, building materials should complement the surrounding landscape and help to blend buildings and new improvements with the site. Exterior wall materials are to be appropriate to the mountain context in appearance and durable to withstand mountain conditions.

3.3.8.2. Wood surfaces are preferred where appropriate and permitted by building code. Vertical or horizontal patterns are both acceptable. Surfaces that are of rough or re-sawn wood, and board and batten patterns are preferred. Shingle is permitted. Round or square cut logs are permitted. Composite materials that simulate wood siding may be used with Design Review Committee approval.

3.3.8.3. On larger scale buildings where wood is not logical, materials may include concrete stucco or plaster surfaces if such surfaces are colored to fit the overall building design and mountain setting. Untreated and uncolored concrete or masonry is not permitted.

3.3.8.4. Stone consistent with regional materials is permitted. In the event an owner desires to incorporate a stone material in their architectural style, it is recommended that they use natural stone. The application of man-made stone, artificial, faux stone, or cultured stone will be reviewed and approved by the DRC.

3.3.8.5. Materials at the base of buildings must be able to resist damage from snow or water.

3.3.8.6. Unstained or untreated wood is not permitted; all wood elements must be treated with stain or painted to resist weathering and discoloration from water.

3.3.8.7. Aluminum or vinyl siding or brick are not permitted.

### 3.3.9. Architectural Colors

3.3.9.1. Color exerts a tremendous impact upon the visual perception of the community. A house designed with the most authentic proportions and scale, with the greatest attention given to detailing, and the highest sensitivity to the land will lose its integrity if an appropriate color scheme is not applied. Continuity between the colors of a buildings architectural style and the natural landscape must be maintained.

3.3.9.2. The color of all exterior building surfaces shall replicate the hues drawn directly from the soil, rocks and foliage of the site. In general, these hues shall be darker and could be described as warm in character. Architectural styles however may temper the hue and brightness of certain colors.

3.3.9.3. Trim colors to highlight details such as cornices, window frames, handrails and entrance doors are permitted. Colors must be harmonious rather than clashing. White shades of color are permitted only with DRC review and approval. Overly bright and primary colors are not permitted.

### 3.3.10. Structured or Garage Parking

3.3.10.1. Provide safe, user-friendly, parking facilities. Parking facilities shall be designed to provide adequate width and height to accommodate most private vehicles. Considerations for height should factor the accommodation of vehicles with rooftop racks or cargo boxes.

3.3.10.2. Design of the parking facilities is to be consistent with the overall building design. The exterior and interior should incorporate the appropriate signage and lighting to enable convenient way finding and safety.

3.3.10.3. Placement of control gates if required must be coordinated with building and driveway design.

3.3.10.4. Parking entrance locations should not unduly conflict with pedestrian activity.

3.3.10.5. Garage interiors must be well lit with fixtures that create a general light rather than point source glare. Exterior lighting shall be designed to minimize glare and visible light sources.

3.3.10.6. Maximum slope of entry drives should not exceed 10% unless snow melted or covered by a roof.

3.3.10.7. Quantity and layout for disabled spaces shall conform to ADA parking standards.

## 3.4. RESORT CENTER BUILDING DESIGN

The following Guidelines shall be applied to all resort development within the Rodeo Grounds site. The attached Rodeo Grounds Specific Plan shows development areas within which resort development may occur along with proposed roadway patterns.

Resort development includes resort hotels, resort condominiums, hotels, stand-alone commercial/retail buildings, as well as any auxiliary buildings or structures associated with such use.

### 3.4.1. Introduction

3.4.1.1. Creation of the environment described in the Rodeo Grounds Specific Plan will require careful placement and composition of building massing. The buildings must be carefully related to adjacent uses, to the pedestrian experience and to outdoor amenity areas. Careful consideration will be given to building visibility from public roadways. Attention will be paid to materials and the texture of the building edges. Careful thought will be given to exterior cladding, window sizes and types, and to architectural detailing and finish colors. The intent is to create architectural style, richness and variety within individual buildings.

3.4.1.2. All buildings will be carefully massed, composed and oriented. Building height and orientation will be carefully considered to allow sun into outdoor activity areas. Important views will be carefully framed and preserved when possible by building placement.

3.4.1.3. Buildings must also function well from operational and environmental standpoints. They must be energy efficient. Legible and safe ingress and egress is required. Structures and finishes must withstand the rigors of a high mountain environment. Roof forms should hold or shed snow in a safe and manageable manner. Exterior materials and finishes must be durable and long lasting. Architectural styling should complement the natural environment and regional setting, and possess a lasting and enduring quality.

3.4.1.4. The architectural character of buildings in Rodeo Grounds will be of a style appropriate to the climate and natural setting of the Eastern Sierra. The buildings will have ruggedness and mass in scale with its spectacular mountain setting. The early history of buildings in the California Mountains contains examples of National Park structures and old Forest Service buildings, which are sturdy and direct, using local stone in a strong and dramatic fashion. There are many rich traditions in California architecture that can be considered, such as rugged stone building bases, and expressive detailing at roof edges, balconies, window trims, and doorways. The goal will be a distinctive building architecture that is executed with materials, colors, and finishes appropriate to the local environment.

### 3.4.2. Form and Mass

3.4.2.1. Organize the form and mass of a single building in relationship to the scale of neighboring buildings and in relationship to the size and use of adjacent open space to achieve comfortable outdoor spaces. Building mass will be varied to create variety in the character of the building elevations. Pitched roofs that vary in height with occasional vertical accents, are encouraged.

3.4.2.2. Step buildings ends to preserve sunlight into important outdoor use areas. Late afternoon sun is most important for outdoor uses and activities, especially those associated with water play.

3.4.2.3. Vary roof forms with changes of height and direction. Utilize some taller accents, and/or towers, or allow certain individual buildings to have vertical roof forms, special vertical architectural features and projections, or multiple story changes.

3.4.2.4. In large buildings, where appropriate, ease the effect of a large single mass by stepping the building ends down, or breaking the mass to appear as a collection of smaller building components.

3.4.2.5. Varying the roof mass is encouraged by lowering the eave line in some portions of the buildings or incorporating upper level floors into the roof mass by the use of a variety of dormer forms.

3.4.2.6. Break the linear aspects of a building with architectural features, steps in the wall plane and exterior layering of materials. Do not permit building surfaces which are monotonous or which, by design, make the buildings appear massive or unscaled.

### 3.4.3. Scale

3.4.3.1. Design of buildings that are respectful of the scale of the local and regional setting by composition of details at the ground level of the buildings. Create a building scale suited to the character of the site and adjacent land uses by the interplay and arrangement of details.

3.4.3.2. Use doors and windows of appropriate size, design, orientation and spacing. Trim doors and windows with materials and details appropriate to the climate and natural setting of the Eastern Sierra.

3.4.3.3. Wall materials of wood or fiber cement siding, including horizontal planks and vertical board and batten, or shingles may be used. A singular pattern of siding may not be used in large unbroken expanses of building elevation. Plaster coat surfacing is acceptable in limited applications if accompanied by trim and/or decorative details.

3.4.3.4. The ground floor of buildings must be scaled to human dimensions by the addition of gables, columns, arcades, cornices, porches, awnings, signage and other elements.

3.4.3.5. Where appropriate, step eaves and emphasize cornice details at roof edges to give scale to the upper lines of walls.

### 3.4.4. Roof Form

3.4.4.1. The organization of roof slopes, ridgeline directions, and architectural features like dormers will create visual interest, and variation in height and direction. The ridgeline should not have the appearance from public vantage points of being continuous, but should be varied in height and direction, or broken with chimneys, cupolas, towers or other features.

3.4.4.2. Dominant roof pitches are to range from 4:12 to 12:12. Flatter roof slopes in limited areas will be permitted for specific design effect, functional requirements or snow management purposes. Roof pitches greater than 12:12 are allowable if part of an unique architectural treatment or feature element.

3.4.4.3. Roof overhangs can be an important architectural feature and may provide protection for balcony and pedestrian areas. Subject to snow country design requirements and structural engineering considerations, roof overhangs should be designed to provide shadow lines that animate the building wall planes.

3.4.4.4. Fascias must be in scale with the building.

3.4.4.5. Towers or other vertical architectural projections may be square, round or octagonal in form.

3.4.4.6. Skylights in the roof plane are allowed if flat or in line with the roof plane.

3.4.4.7. Roofing materials may be metal, asphalt shingle, flat concrete tile, slate, shingle or wood. Built-up materials may be used on flat sections. Visible metal used for flashing, gutters, vents, etc. must be non-reflective and painted to match the building.

3.4.4.8. Where asphalt shingles are used on visually prominent roofs, the shingles shall be a heavy grade architectural shingle.

3.4.4.9. Chimneys should be compatible with the building design.

3.4.4.10. Vent pipes should be collected, if possible, into orderly clusters incorporated into chimney structures, or other architectural apparatuses.

3.4.4.11. Mechanical equipment and elements such as video receivers must be concealed from view to the extent feasible.

3.4.4.12. All roof top accoutrements must be painted a dark color and be non-reflective.

3.4.4.13. When flat roof sections are used they must have a distinctive cornice or architectural feature to screen the flat portion.

3.4.4.14. Dormer roofs are desirable and may include gable, shed, eyebrow or hip roof forms. They may extend up from the exterior wall line of the building, extend forward to create a bay window effect, or be part of the roof form.

3.4.4.15. Gable ends are preferred over hip ends on major roof elements.

3.4.4.16. Snow management devices and roof drainage systems must be integrated into the roof and building design.

### 3.4.5. Building Façades

3.4.5.1. Building facades are the primary attribute in the appearance and scale of the building. The composition of openings should reflect the order of interior spaces and not be organized solely for the sake of decorating the buildings. A variety in alignment, materials, and colors is encouraged. The façade design should take into consideration the building appearance on all sides; i.e. the building façades should be attractive from all vantage points.

3.4.5.2. Vary the visual alignment of a façade by slight steps in the building walls, by "punched" openings or by angles in surfaces. The composition of color and varying use of materials can provide vertical breaks in the wall.

3.4.5.3. Use both extended and recessed balconies to add rhythm and texture to the façade. Protruding balconies should have support details at the base of the balcony to express a structural support and thoughtful architectural details as well as overhead protecting roof or structure.

3.4.5.4. Balcony rails should be of wood or of metal with a wood cap. Stainless steel cables or square mesh wire fabrics are prohibited.

3.4.5.5. Recessed balconies must not be of a size or quantity so as to dominate the building façade, they should appear as openings in a wall rather than as the total façade.

3.4.5.6. Incorporate appropriate design features to adequately deal with snow shedding and snowfall into exterior balconies.

3.4.5.7. Long, exposed "motel like" exterior corridors to room entrances are prohibited.

3.4.5.8. Unfinished structural concrete is not permitted. Architectural finished concrete may be used as appropriate to the building design.

### 3.4.5.9. Building Base and Lower Walls

3.4.5.10. The base of a mountain building is an important design element. Develop base treatments appropriate to the scale and design of the building to resolve grade transitions, to achieve a comfortable building to ground relationship, to provide a durable surface resisting weather impacts, and to highlight the pedestrian entrance locations. Buildings should step with natural grade and accommodate the conditions of the site. The base treatment is the transitional factor in the relationship between land and building.

3.4.5.11. Appropriate materials must be used to provide proper building to ground relationships.

3.4.5.12. Full height stone walls on building ground floors are encouraged at prominent locations. Stone that appears applied as a decoration or not a true element of the building must be avoided. Stone veneer should wrap around a visible building corner to provide a solid, natural appearance.

3.4.5.13. Where practical boulders can be incorporated into the building base giving the appearance of the building 'growing' out of the surrounding environment.

## 3.4.6. Windows and Doors

3.4.6.1. Doors and windows are to be used to impact a residential scale to the buildings. The organization of windows should generally be orderly rather than abstract and reflect the directness of design that is typical of mountain architecture. Doors and entryways are opportunities for special and attractive details that can provide human scaled, tactile and memorable architectural features.

3.4.6.2. Windows should be typically rectangular and vertically oriented.

3.4.6.3. Differing types of windows are encouraged within buildings. Multi pane sliding sash or casement windows may be used as long as they are appropriate to the scale of a building. The character of the interior space and views from the inside shall be balanced with exterior design objectives.

3.4.6.4. Window trim is to be raised to create shadow and dimension and may feature special designs at the top casing or sill. Window trim on stone or plaster-coated buildings may be stone, wood, or same material as the wall.

3.4.6.5. Bay windows are encouraged as design elements when appropriate to building design, use, and exterior composition.

3.4.6.6. Doors should be recessed within walls to gain scale, weather protection and a sense of entrance/arrival.

3.4.6.7. Moldings, frames, paneling, and hardware used on doors should add to character to the overall building design.

3.4.6.8. Transoms may be repeated above windows as well as doors to add richness and scale to the building, as well as increase interior light levels.

3.4.6.9. Vertical windows beside doors, or in the entranceway structures, are recommended.

3.4.6.10. Window boxes below window openings are allowed to add character to a building façade. Window shutters may be used as a decorative element if they appear functional and are appropriately detailed.

### 3.4.7. Commercial Storefronts

3.4.7.1. Storefronts should generate maximum visual interest at the ground floor level and create an exciting, colorful setting to display merchandise in a tasteful and appealing manner to stimulate the recreation of shopping.
3.4.7.2. Develop storefronts that have color, character and personality.
3.4.7.3. Storefronts may extend for the width of the shop as a highly detailed and composed façade, or consist of individual windows set in well-detailed frames.
3.4.7.4. Windows generally should be large, simple planes of glass that frame and feature merchandise rather than obscure views. Transom type windows at upper portions of display windows are encouraged as a design element.
3.4.7.5. Doors are best recessed with angled sides to the recess to permit a corner display of merchandise.
3.4.7.6. Kick plates should be present, seldom should the storefront glass extend flush to the walk level.
3.4.7.7. Window trims should be interesting, elaborate, crafted designs.
3.4.7.8. The storefront window frame should have depth with the glass set in from the outside, never flush with the surface of the exterior wall.
3.4.7.9. The pediment or cornice above the store window can be used to create a significant and strong line or “upper level enclosure” above the storefront.
3.4.7.10. The addition of hanging lights, bracket hung signs, seasonal flowerboxes, banners, awning, etc., are all appropriate and desirable elements to create visual interest.
3.4.7.11. Lights should illuminate merchandise in display windows even during daylight hours to avoid the mirror effect of a dark interior.
3.4.7.12. Signage – see section D2

### 3.4.8. Entrances and Porches, Arcades

3.4.8.1. Emphasize the importance of pedestrian level entrances to the building or grouping of buildings.
3.4.8.2. Porches should be slightly higher than adjacent walkways or streets.
3.4.8.3. Passageways through or between buildings should have windows, special features and/or entrance doors on the sides. Ceilings must be well detailed, light in color and well lit. Walls should have trim, be well detailed, and be colorful.
3.4.8.4. Arcades should allow a minimum of eight feet clear space between arcade columns and the adjacent building wall.
3.4.8.5. Arcade columns should be adequately sized to be in scale with the building, but must not be overly large and/or spaced too closely.
3.4.8.6. Arcade roofs may be flat or sloped to reflect other roof forms on the building. The roof form and roof drainage must be designed to prevent snow shedding, icicle build-up or rainwater dripping over major points of entry into the arcade. Arcade roofs may be used to intercept snow falling from higher roof areas.
3.4.8.7. Arcade lighting shall be provided for safety and for aesthetic quality.
3.4.8.8. Building entrances should be sized to accommodate several people together, be weather protected, conform to handicap access requirements, be well lit, and convey a sense of welcoming and friendliness.
3.4.8.9. Entrance areas should be animated by the architecture of buildings, by arrangements of lights, plants, and flagpoles, by use of landscape elements such as steps and special pavements, and by attractive signs and colors.

### 3.4.9. Architectural Details

3.4.9.1. Architectural details should reflect local or regional forms yet be consistent with the overall building design. Thoughtful detail adds scale and texture to buildings, suggests a greater level of quality, care, and attention, and can enliven simple façades.
3.4.9.2. Give priority to the detail of door and window trim and building entrances.
3.4.9.3. Give priority to the detail of eave lines of roofs and porch rail, balustrade and columns.
3.4.9.4. Doorknobs, hinges, doorknockers, building names and numbers, and wall-hung lights and sconces represent opportunities for unique details and treatments.
3.4.9.5. Use brackets, struts and columns to support large roof overhangs and balconies extending outward from building walls. These should be well shaped and emphasize the presence of connections to the building wall.
3.4.9.6. Where appropriate, emphasize structural connections such as bolts, straps, pegs, etc., as opportunities for architectural detail.

### 3.4.10. Materials

3.4.10.1. Interesting building façades can be developed by the use of a diverse mix of materials. Use building materials appropriate to the large scale and climatic extremes of the mountain region. Long-term durability, performance, and quality are important criteria in deciding which materials and finishes are appropriate to the prevailing climatic conditions at June Lake.
3.4.10.2. Heavy timber is encouraged as a framing or design accent material.
3.4.10.3. Precast concrete, poured-in-place concrete and architectural finished concrete may be appropriate in special conditions where a building is distinctly separate from others and where suitable for the design intent.
3.4.10.4. Exposed structural concrete or non-architectural concrete block buildings are not acceptable. “Split-faced” or other architecturally finished concrete block are not acceptable.
3.4.10.5. Limited applications of plaster coat are acceptable, in particular for use on upper levels.
3.4.10.6. Horizontal lap siding, vertical board and batten, or shingle siding (wood or fiber cement) should be painted or stained.
3.4.10.7. In general, metal or plastic siding materials are not acceptable.
3.4.10.8. Columns should be timber, log, metal, or stone clad. If metal is used, it must be well detailed. All columns must have base and top details which exhibit good connections to other materials.

### 3.4.11. Architectural Colors

3.4.11.1. Use complimentary building colors throughout Rodeo Grounds to create an overall architectural unity while introducing other colors to express individuality and diversity within neighborhoods, projects, or building groupings. Create vitality by the use of color on window and door trims, eaves, window shutters, signage, and entrance areas. Avoid repetition of similar colors that create a monotone appearance.

3.4.11.2. Consider neighboring building colors when using strong, deep trim colors on doors, windows, balcony railings, shutters, and structural details. Building colors are to be presented on a color board showing primary material colors for approval before use.

3.4.11.3. A mix of colors is encouraged to create visual interest and variety. The color palette of the buildings should be drawn from the colors found in nature within the June Lake region.

3.4.11.4. Roof colors should be muted rather than bright.

3.4.11.5. All visible metal should be painted to minimize glare. Untreated and shiny metal surfaces are not acceptable.

3.4.11.6. Where building walls step to change direction, the wall color may change to emphasize the different façades. Color changes along a building façade should occur at inside, rather than outside corners.

3.4.11.7. Where appropriate, wall colors may be vertically organized to express building modules or materials.

### 3.4.12. Structured or Subterranean Parking

3.4.12.1. Provide safe, user-friendly, underground parking facilities. Parking structures shall be designed to provide adequate width and height to accommodate most private vehicles. Considerations for height should factor the accommodation of vehicles with rooftop racks or cargo boxes.

3.4.12.2. Design of the parking structures is to be consistent with the overall building design. The exterior and interior should incorporate the appropriate signage and lighting to enable convenient way finding and safety.

3.4.12.3. In particular, the exit area must be properly lit to assist the vision of the driver leaving the garage.

3.4.12.4. Placement of control gates must be coordinated with building and driveway design.

3.4.12.5. Parking entrance location should not unduly conflict with pedestrian activity.

3.4.12.6. Parking structures must be well lit with fixtures that create a general light rather than point source glare. Exterior parking structure lighting shall be designed to minimize glare and visible light sources.

3.4.12.7. Signage should be appropriately sized, well lit, logical, and clearly visible and will conform to the signage plan for that neighborhood.

3.4.12.8. Garages will have elevators and stairways leading to lobby spaces, building entries or assembly areas at upper levels. The elevator lobby area should be welcoming, convenient and easy to locate.

3.4.12.9. Maximum slope of entry drives should not exceed 10% unless snow melted or covered by a roof.

3.4.12.10. Quantity and layout for disabled spaces shall conform to ADA parking standards.

## 4.0 LANDSCAPE ARCHITECTURAL GUIDELINES

### 4.1. INTRODUCTION

The design of landscape areas at the Rodeo Grounds shall preserve, protect and enhance the character of the existing natural environment within the June Lake Area. It also must facilitate the use and activities of visitors, guests, owners and local residents, and provide for safe and comfortable movement within the Rodeo Grounds project area.

#### 4.1.1. Landscape Site Work

Landscape design should enhance the user experience, safety, and enjoyment, and protect the natural features and vegetation of the site. Landscape site work must address current codes, regulations and all required environmental considerations.

#### 4.1.2. Walls

4.1.2.1. Create walls, embankments, and other retaining structures that have appropriateness in use of materials, details and construction techniques to historic or regional forms.

4.1.2.2. Landscape walls should complement and extend the character of adjacent building bases, and the adjacent natural forms.

4.1.2.3. Walls are encouraged to be finished with stone. The use of artificial stone is allowed if approved by the Design Review Committee. Use of artificial stone must be carefully considered in areas subject to snow removal operations or other high maintenance areas.

4.1.2.4. Walls may typically have a core of reinforced poured concrete or masonry blocks, but these core surfaces should not be exposed except in areas with little or no visibility unless an acceptable architectural finish is used.

4.1.2.5. Landscape walls should appear to grow out of natural forms such as rock outcrops; larger boulders can be used to anchor ends of stone walls; in many cases stone and boulder faced embankments are a more appropriate solution to achieving grade transition than vertical walls. Retaining walls shall be designed to appear as extensions of the main building structure with regard to materials, color, and details, or as natural landscape elements that blend with the site.

4.1.2.6. Low walls should be used in pedestrian areas as informal seating; wall widths and materials should be appropriate to allow comfortable sitting.

4.1.2.7. Wall caps must be a high quality durable material that is consistent and complementary with the wall material and adjacent structures.

4.1.2.8. Where appropriate, use natural rock/boulders to achieve grade transitions.

4.1.2.9. Maximum height of a freestanding wall, which is not an extension of a building, shall be 6 feet.

4.1.2.10. Maximum length of a single retaining wall segment is 50 feet.

4.1.2.11. Minimum offset between stepped retaining wall segments without change in height or direction is 6 feet.

### 4.1.3. Stacked Rock and Boulders

4.1.3.1. As much as practical, retaining systems should be or appear to be stacked rock. Place boulders to reflect the pattern of large random boulders and clusters of boulders that occur naturally throughout the June Lake area. Place boulders as prominent features of the site and landscape design.

4.1.3.2. Boulders should appear to be from the area. They should vary in size, scale and shape but be consistent with native boulders found on site.

4.1.3.3. Place boulders in landscape areas and/or water features. Incorporate boulders adjacent to buildings, adjacent to and almost intruding into walkways, and as elements incorporated into low stone walls. Where practical, create the appearance that the boulders were present and that the buildings and landscape had to be built around them.

4.1.3.4. In some places, cluster a number of boulders together to create a rock outcrop. The boulders used must have fairly flat planes so that they nest together. Do not stack up a group of round boulders that do not relate to one another.

4.1.3.5. Set boulders into the ground to blend with grades. In general, about 1/3 of a boulder should be buried. Do not “perch” boulders directly on a finished surface.

4.1.3.6. Place stone and boulders in such a way as to create a natural appearance. Cluster in some places, singular in others. Vary in size and placement; avoid uniformity.

4.1.3.7. Handle boulders in a manner that avoid scarring of the natural surfaces.

### 4.1.4. Curbs (Gutters, Swales)

4.1.4.1. Use of curbs should be limited to situations where they are necessary for the separation of pedestrian/vehicular circulation and for concentration of drainage flows and facilitating snow removal.

4.1.4.2. Curbs may be of poured concrete.

4.1.4.3. The use of monolithic poured concrete curb and gutter combinations is permitted. Curbs shall be of a roll-over type cross section.

4.1.4.4. Drainage swales and gutters within paved areas should be of similar material to adjacent paving; in landscaped areas, swales should be lined with grass, soil, stone or a combination of these or similar materials.

4.1.4.5. In traveled areas, storm inlet grates should be designed that allow pedestrians, bicycles, strollers, etc., to pass over them without conflict.

### 4.1.5. Steps, Stairs, and Ramps

4.1.5.1. Steps should be convenient and safe to use both in summer and winter. Ramps should be employed to create barrier-free access to buildings. Stairs and ramps should be of materials and design appropriate to building styles and scale.

4.1.5.2. Stairs and ramps may be of concrete, stone, wood or composite material. Typical riser height to range from 4 1/2” - 6” and typical tread width to range from 12” to 24”. In outdoor use areas these dimensions can vary to allow stepped ramps with wider tread spacing. Consistency in stair and tread relationships for individual stairs is required.

4.1.5.3. Both stairs and ramps shall have handrails as required by applicable building codes; handrails, where possible, should be supported by open railings or balusters rather than solid walls; these railings should be integral and

consistent with overall building character and represent an opportunity to create design interest either by detail or color or both.

4.1.5.4. All stairs and ramps shall be designed in accordance with all codes and standards for safety and accessibility, and they must facilitate snow removal through their design.

### 4.1.6. Entries, Paths, Bridges, and Boardwalks

4.1.6.1. Develop pedestrian paths, bridges, or boardwalks that are safe, attractive and supportive of pedestrian activities. Materials and construction must be appropriate to the local and regional setting and complement the architecture and the uses to which they connect. Places of pedestrian ingress and egress should be defined by the architecture of buildings, by arrangements of lights, plants, and flagpoles, by use of landscape elements such as steps and special pavements, and by attractive signs and colors.

4.1.6.2. Path widths are to be designed to accommodate expected pedestrian uses and levels of such use.

4.1.6.3. Pedestrian paths may be of asphalt, concrete, ornamental stone, boardwalks and bridges to be constructed typically of wood or composite decks with wood, metal, or stone railings and structure.

4.1.6.4. Boardwalks may be used in some locations such as under arcades, over and adjacent to water features, etc.

4.1.6.5. Major outdoor use areas shall be paved in modular concrete pavers, or stone pavers. Colored and or textured concrete may be used in limited areas subject to maintenance considerations. Colors should be relatively neutral and compatible with adjacent building and wall surfaces; in some cases mixed pavements may be used to modulate scale and texture. Asphalt paving may be used in secondary pedestrian lanes.

4.1.6.6. All pedestrian surfaces should have sufficient slope for positive drainage, and be durable enough and designed to accommodate snow removal, snow melt and de-icing.

4.1.6.7. Paths in landscaped or natural areas should reflect that setting by meandering form, varying width, and soft edges; these paths may be asphalt, concrete, gravel, wood chips, compacted soil, or decomposed stone.

4.1.6.8. All plazas, paths, boardwalks, and bridges must conform to standards for safety and accessibility.

### 4.1.7. Utility Screening and Service Areas

4.1.7.1. Minimize the visual impacts of aboveground utility structures and equipment including transformers, vents, condensers, fans, etc. Minimize the visibility of exterior service and storage areas.

4.1.7.2. Locate equipment enclosures and storage containers in areas of low visibility, away from major public walks and streets and building entrances to the extent practical.

4.1.7.3. Where possible locate utility structures in landscape areas where shrub planting can screen them. Use landscape materials, berms and tree planting, to visually screen exterior service areas, ramps, docks, etc.

4.1.7.4. Painting of utility enclosures in colors compatible with the surrounding landscape palette is encouraged when permitted by utility companies.

4.1.7.5. Where size of structure and location warrant, enclose service areas and utility structures behind walls, fences, or screens. Enclosure material should be consistent with adjacent buildings in materials, detailing, and color.

4.1.7.6. Undergrounding of new utilities is required within the Rodeo Grounds property. Existing overhead transmission lines are not subject to undergrounding requirements. Utility easements must be dedicated to allow future access to the underground lines.

4.1.7.7. Surface mounted utility enclosures, such as transformers, major telephone equipment boxes, gas meters, etc., must be a 20 feet minimum distance from entrances to dwelling units, driveways, or garage entrances. Select locations for utilities to minimize visibility from the most regularly used portions of the site and screen with vegetation.

4.1.7.8. All building-roof mounted mechanical and electrical equipment shall be shielded from view. The screening materials must be harmonious with the building in material and color.

### 4.1.8. Utility Boxes and Manholes

4.1.8.1. Minimize the visual and physical impacts of underground utility access structures.

4.1.8.2. Avoid placing underground vaults and boxes adjacent to building entrances and landings for public stairs and ramps.

4.1.8.3. Use of decorative manhole covers in prominent or visible locations is encouraged.

4.1.8.4. Avoid collecting multiple vaults/boxes in single locations within major pedestrian areas.

### 4.1.9. Site Furnishings

4.1.9.1. Provide comfortable, sturdy, attractive seating and furniture types and styles consistent with the architectural vernacular of adjacent buildings.

4.1.9.2. Benches should generally have backs and be constructed of wood or metal; benches without back and armrests should be used only in locations where a low visual plane must be maintained.

4.1.9.3. Tables and chairs in outdoor use areas should be moveable for flexibility, ease of maintenance and seasonal variation. They should be consistent in scale, color, and detail to fit within respective outdoor spaces and building context. A variety of size, shape and materials should be encouraged over uniformity. Finely detailed furnishings of wood and metal are preferred.

4.1.9.4. Informal seating in the form of low walls, long horizontal steps, and large boulders/rocks should be located adjacent to building entrances, pedestrian walks and outdoor gathering areas.

4.1.9.5. Outdoor tables that can accommodate umbrellas or free standing umbrellas with stands, are recommended to allow sun/shade control; umbrellas should have a variety of sizes, colors and details, yet be consistent with the character of the neighborhood.

4.1.9.6. Trash and recycling receptacles shall be provided in high use pedestrian areas, and shall be constructed of materials that complement adjacent buildings and materials.

### 4.1.10. Kiosks, Informational Boards, Menu Boards

4.1.10.1. Provide permanent and temporary means for the posting of information, directions, notices, commercial advertising, etc. in a way that is physically and visually pleasing.

4.1.10.2. Kiosks are important visual features in the composition of the space in which they are placed. They need to have a logical and direct relationship to walk alignments, sight lines and other related elements.

4.1.10.3. Kiosks should be designed to reflect architectural detail and proportions of adjacent buildings; roofs should reflect the scale and character of the neighborhood as well as regional styles; materials may include stone for base, wood siding, stucco, or other materials consistent with adjacent building details at the ground level.

4.1.10.4. Function of kiosks may be to provide visitor information, security, small commercial retail opportunities or other guest service opportunities. Size of kiosks will be related to function in compliance with regulations.

4.1.10.5. Other informational boards and menu boards are allowed for visitor information and commercial purposes subject to a Master Signage Plan approval; these boards should be tasteful, complementary to the scale and detail of the adjacent neighborhood; they should be protected from weather either by clear covering or overhead protection of eaves, porches and canopies and shall be in conformance with Signage Guidelines, see Section D2.

4.1.10.6. Where kiosks or boards are to allow posting of public notices/information, there shall be strict management requirements for maintaining order and updating information.

### 4.1.11. Drinking Fountains

4.1.11.1. Fountains should be free standing; size and scale of drinking fountain should be based on proportion and scale of particular space.

4.1.11.2. Material should be consistent with Rodeo Grounds design context; stone, wood or metal can be appropriate for base/basin; fixtures should be copper, brass and stainless steel.

4.1.11.3. Drinking fountains shall be accessible to the handicapped and have provisions for accommodating small children.

### 4.1.12. Bollards

4.1.12.1. Provide attractive means to separate pedestrian and vehicular circulation zones, to restrict access to emergency vehicles, to organize public spaces, or to use as elements of transition between outdoor spaces

4.1.12.2. Rather than being seen as purely functional elements, bollards should be treated as potential visual features and should have consistency with neighborhood and regional character, and with other landscape elements such as lighting.

4.1.12.3. Materials can be stone, concrete, wood or metal with appropriateness of material determined by location and function of bollard use. Colors can be used as directional devices or accents.

4.1.12.4. Where emergency and/or service vehicle access is necessary, bollards must be easily removable or retractable.

### 4.1.13. Plant Containers

4.1.13.1. Allow for use of plant materials in situations where in-ground planting is not possible. Plant containers may also be used as elements for defining space, as decorative additions to buildings, etc.
4.1.13.2. Plant containers may be free standing, attached to buildings, such as window boxes, or hanging from structures, lighting standards, or wall brackets.
4.1.13.3. Plant containers should be irrigated.
4.1.13.4. Plant containers shall reflect the colors, materials, styles, and detail of the neighborhood character; they may be constructed from materials such as wood, concrete, stone and metal.
4.1.13.5. Where containers are attached to building exteriors, provisions should be made for appropriate waterproofing and drainage.

### 4.1.14. Trash Receptacles

4.1.14.1. Provide functional, sanitary, convenient, visually attractive containers for disposal of refuse.
4.1.14.2. Trash receptacles should have heavy plastic or metal liners removable for emptying trash.
4.1.14.3. Receptacles may be of metal, wood, or concrete and should be sturdy and durable.
4.1.14.4. Receptacles should be complementary in scale, color, and materials to the neighborhood.
4.1.14.5. Receptacles may be freestanding or may be mounted on light poles or bollards.
4.1.14.6. Receptacles should be located conveniently in areas of high pedestrian traffic and use, but not so prominently as to dominate attention or create visual clutter.
4.1.14.7. Receptacles should be designed to be small animal and bear-proof.
4.1.14.8. Enclosed trash dumpsters must be provided in convenient, centrally located areas that are accessible to trash pick-up trucks.
4.1.14.9. Trash collection and service areas must be located where they do not negatively affect neighboring uses, and they must be screened with enclosures, fencing, and/or vegetation.

### 4.1.15. Bicycle Racks

4.1.15.1. Provide convenient, functional, visually unobtrusive locations for parking bicycles located out of pedestrian flow and close to destinations.
4.1.15.2. Bicycle racks should be located in highly visible areas.
4.1.15.3. Where possible provide a backdrop for bicycle parking areas with landscape planting or other screening.
4.1.15.4. Do not place bicycle racks in areas where pedestrian movement is impeded or snow removal impaired.
4.1.15.5. Bicycle racks should be located near major entrances and lobbies of buildings.
4.1.15.6. Bicycle racks should be typically of metal or wood and be of a style, detail and color, which are complementary to the neighborhood style.

### 4.1.16. Banners, Flags and Flagpoles

4.1.16.1. Due to their strong vertical prominence, flagpoles can create visual drama and accent. Use them as an architectural element to help define important public spaces, arrival spaces, or ceremonial spaces, etc. As single objects they can become landmarks unto themselves.
4.1.16.2. Permanent flagpoles should be limited in use so as not to diminish their effect.
4.1.16.3. Flags can be an effective means of celebrating special events, and should be encouraged.
4.1.16.4. Flagpoles should be used as landmarks to visually mark important spaces.
4.1.16.5. Because poles have little visual interest at ground level and can contribute to visual clutter, careful attention must be taken to their location and arrangement.
4.1.16.6. Poles should be freestanding, tapered, typically of metal or fiberglass, tops may be of polished brass or bronze. Plastic tubing is not appropriate for flagpoles.
4.1.16.7. Color should be complementary to their surroundings, neutral colors may minimize the impact of flagpoles at pedestrian level.

### 4.1.17. Fencing (See Setback Area Standards in Site Planning Section 1.3)

4.1.17.1. Provide fencing that is functional, attractive, and appropriate. Fencing is an important element in defining spatial areas and edges, screening views of service and storage areas, and for providing privacy and security for outdoor amenity areas. Fence height should not exceed 6' without review and approval by the Design Review Committee.
4.1.17.2. Visually intrusive fences or walls should not interrupt the continuity of buildings and homesites, and their connection to the surrounding landscape. Therefore, the use of walls and fences should be minimized. Walls and fences shall not occur on property lines except when the yard line and property line coincide. Walls and fences shall not follow the yard line for extended distances.
4.1.17.3. Fencing should be appropriate to its function, neighborhood, and regional character; fences should reflect and extend adjacent building details where appropriate.
4.1.17.4. The use of ornamental metal or decorative wood fences is appropriate to define edges of small terraces, garden areas, and pool enclosures.
4.1.17.5. The use of vertical board and batten, or horizontal lapped siding for screening purposes is appropriate.
4.1.17.6. Walls and fences should blend with both the architecture and the landscape while still providing privacy and security consistent with the needs of individual homeowners.
4.1.17.7. Walls and fences that occur on residential homesites shall be of natural materials such as wood or stone. They should be an extension of the colors and materials of the adjacent residential architecture. They may be used only within the designated yard areas, as an extension of house living space to frame courtyards, or to direct views.
4.1.17.8. The tops of fences or walls in areas of grade change must be level and stair-stepped.
4.1.17.9. Gates are permitted only as a component of an approved fence or wall.

### 4.1.18. Tree Grates

4.1.18.1. Use of tree grates is allowed only in paved areas of heavy pedestrian use where they are required to protect the roots of trees.
4.1.18.2. Grate materials may be heavy cast metal or pre-cast concrete in paved areas with heavy pedestrian traffic.
4.1.18.3. In paved areas with less intense pedestrian use, tree grates are not required and may be replaced by stone pavers set within a header placed on sand with fairly wide joints to allow penetration of air and water or by low perennial plant materials planted at base of tree.
4.1.18.4. Grate openings should not exceed 3/16” in width.
4.1.18.5. Round grates may be easier to blend in areas with complex paving patterns; square grates may work well with square or rectangular paving grids.

## 4.2. PLANTING

### 4.2.1. Objectives

The planted landscape should incorporate trees, shrubs, perennials and grasses to revegetate disturbed areas, to buffer or frame views, to allow summertime shading of outdoor places, to allow transition in scale and to soften building massing, and to introduce decoration and color into outdoor use areas.

### 4.2.2. Guidelines

4.2.2.1. Native conifers, deciduous trees, shrubs, and perennials should be used.

4.2.2.2. Trees are to be primarily coniferous but with an intermixing of deciduous trees species.

4.2.2.3. Trees should typically be grouped in informal masses rather than uniformly placed.

4.2.2.4. Landscaping shall be designed to be in scale with the surrounding public spaces and buildings.

4.2.2.5. Tree canopies in pedestrian areas along roadways, and in outdoor use areas must be high enough to avoid blocking of views of building lobbies, signage, entries, and must provide clearance for emergency vehicles.

4.2.2.6. All disturbed ground surface areas of a site that are not covered by structure, paving decking, roads, driveways or parking areas must be revegetated with native grass seed, wildflowers, shrub masses, or other acceptable ground covers. All disturbed areas and new cut or fill slopes must be stabilized and revegetated as soon as possible after disturbance, and definitely by late fall. Grading and revegetation of large sites shall be done in phases to minimize the amount of exposed soil. To promote revegetation, biodegradable erosion control netting or mulch blanket must be used on disturbed slopes steeper than 3:1.

4.2.2.7. Shrubs are to be used in some locations to screen service areas and to soften the appearance of graded banks.

4.2.2.8. Shrubs can be used to provide a foliage mass with special fall color or wintertime berry effect.

4.2.2.9. Lawn should be planted sparingly within and around outdoor use areas as a simple green cover and to provide casual relaxing spaces. Ground cover plants may be used on slopes too steep to mow. Meadow grasses and low growing native shrubs should be planted to create a naturalized understory under forest trees.

4.2.2.10. Seasonal flowers are to be planted in high use areas. This includes plant beds in adjacent building entrances, flower boxes or pots on balcony rails and at windowsills, and in relationship to outdoor use areas.

4.2.2.11. Plant materials in general will emphasize use of native plant species and low water requiring materials as recommended in the County code.

4.2.2.12. Artificial plants or artificial lawns are prohibited.

4.2.2.13. Irrigation will be installed in all landscape areas as required for maintenance. Drip irrigation shall be used in non-lawn applications where possible.

4.2.2.14. Landscaping must conform to the following minimum sizes for plant materials:

- 4.2.2.14.1. Evergreen trees: minimum of 6 feet in height, with a ratio of height to spread no less than 5 to 3.
- 4.2.2.14.2. Deciduous trees: minimum of 8 feet in height and 1-1/2” caliper.
- 4.2.2.14.3. Shrubs: minimum of 18 inches in height.

4.2.2.14.4. Ground covers: placed at intervals appropriate for the species so as to cover the ground in three years.

## 4.3. OUTDOOR LIGHTING

### 4.3.1. Types of Lighting

4.3.1.1. Lighting needs vary according to the type and intensity of use. Varying illumination levels should be developed which address the particular needs of outdoor spaces and activities: safety, security, vehicular and pedestrian movement, retailing, signage, etc. Excessive illumination will be avoided and lighting shall be designed and placed that minimizes glare and reflection and to maintain 'dark skies'.

4.3.1.2. Residential exterior lighting shall be designed and located so that light spillage onto adjacent homes or properties is minimized. The light source shall be shielded and light shall not project above the horizontal plane. Decorative "uplighting" is prohibited.

4.3.1.3. Light sources must not be visible from the street or from neighboring homes.

4.3.1.4. Illumination levels to be highest at major roadway intersections, driveway intersections with roads, and adjacent to major building entrances and service areas.

4.3.1.5. Light poles and fixtures must be located to avoid conflict with snow management operations.

4.3.1.6. The light sources must be white in color using color corrected metal halide, halogen or fluorescent.

4.3.1.7. Provide lights to provide safety illumination at building entrances, steps, stairs, ramps, and entrances to parking structures or garages. These lights may be incandescent. Fixtures must not create onsite of off-site glare or light spill.

4.3.1.8. The sign identifying the development should be lit from an external source. Internal sign lighting is not allowed.

### 4.3.2. Streets and Roadways

4.3.2.1. Lighting fixtures typically mounted on poles at 15' - 25' height with efficient lamp types (metal halide, high-pressure sodium, or other white light source). Poles may be painted metal or wood.

4.3.2.2. Illumination levels should be highest at intersections and along roadways carrying most traffic.

4.3.2.3. Fixtures shall be of a cutoff type design to reduce light spill and glare at adjacent buildings and outdoor areas.

4.3.2.4. Fixtures and supporting poles should be placed in locations, which minimize visual impact (for instance, where trees and other landscape elements create an appropriate vertical backdrop).

4.3.2.5. Illumination levels along roadways should provide minimum requirement for safety and directional orientation and be consistent with local policies and zoning regulations concerning roadway illumination levels. Fixture locations should be staggered rather than formally arranged. The intent is to preserve the mountain rural character rather than creating an urban one.

4.3.2.6. Fixtures must be clear of snow storage areas.

### 4.3.3. Drop-off Parking, Transit Stops, and Service Areas

4.3.3.1. Lighting fixtures typically mounted on painted metal or wood poles at 15' - 20' height or on building walls where appropriate. Metal halide, high-pressure sodium, or other efficient white lamp source.
4.3.3.2. Illumination levels should be high enough to allow safety for vehicular and pedestrian circulation and service activities.
4.3.3.3. Fixtures shall be of cutoff design to eliminate spill and glare into adjacent areas.
4.3.3.4. Where possible, particularly in parking areas, locate fixtures within landscaped areas. This is preferable to poles and fixtures standing alone.
4.3.3.5. Fixtures must be clear of snow storage areas.
4.3.3.6. Light fixtures should be decorative as well as functional with detail and ornamentation that complements architectural styles and elements.

### 4.3.4. Pedestrian Areas, Walkways Outdoor Use Areas (Heavily Traveled)

4.3.4.1. Lighting fixtures typically mounted on poles, building walls or other locations. Bollard lights along walkways are permitted if provisions for snow melt or snow removal is employed.
4.3.4.2. Color corrected metal halide; high-pressure sodium, fluorescent or incandescent light sources are encouraged. Mercury vapor and low-pressure sodium sources are not permitted.
4.3.4.3. Illumination levels should be high enough to facilitate safe pedestrian travel, directional orientation and safety but not to create a bright, overly lit pedestrian environment. Use cut offs to prevent glare and light spill.
4.3.4.4. Emphasis should be placed on creating higher illumination levels at building entrances, stairs, ramps, major pedestrian spaces, decision points, etc. General lighting should not overwhelm other secondary light sources used for signage, etc.
4.3.4.5. Light fixtures should be decorative as well as functional with detail and ornamentation, which complements architectural styles and elements.

### 4.3.5. Pedestrian Paths, Trails, Parks (Less Traveled)

4.3.5.1. Lighting fixtures mounted on poles, bollards, tree trunks, etc., at heights between 3' 15'.
4.3.5.2. Light sources may be high-pressure sodium, color corrected metal halide, fluorescent and incandescent. Low voltage fixtures may be used when appropriate for the intended uses.
4.3.5.3. General lighting and illumination levels should be subdued. Lights should serve primarily as directional cues and used for safety at stairs, ramps and other areas that require visibility. Use cutoffs to prevent glare.

### 4.3.6. Accent, Special Purpose, Decorative Lighting

4.3.6.1. Lighting fixtures mounted on buildings, poles, or ground locations at heights as required. High-pressure sodium, metal halide, incandescent, or other efficient white light sources.

4.3.6.2. Decorative lighting in trees is appropriate for seasonal displays.

4.3.6.3. Illumination of signs, building elements, landscape features, fountains or other significant elements is appropriate for special lighting effect.

4.3.6.4. Fixtures, especially freestanding at ground level or installed in the ground, must be shielded to prevent glare and located in landscaped areas where the fixture is not a hazard to pedestrians.

### 4.3.7. Signage

4.3.7.1. Lighting fixtures typically incandescent, quartz or fluorescent, used for illuminating individual signs.
4.3.7.2. Fixtures should be aimed and shielded to prevent glare. Neon lighting is discouraged as display lighting or signage illumination.
4.3.7.3. Signage shall be lit by external sources rather than by internally lit signs.
4.3.7.4. Light fixtures should be unobtrusive and detailed to blend and complement architectural detailing.

### 4.3.8. Special Events Lighting

4.3.8.1. Create opportunities for special lighting related to single events, seasonal displays, and ceremonial functions.
4.3.8.2. Provide adequate weatherproof outdoor electrical receptacles in outdoor use areas from which power for lighting and sound may be pulled.
4.3.8.3. Provide adequate weatherproof outdoor electrical receptacles adjacent to specific trees, structures or other outdoor elements which may be lit for seasonal and holiday display.

### 4.3.9. Residential Lighting

4.3.9.1. Exterior lighting consistent with this section is permitted within the residential yards. Residential exterior lighting shall be designed and located so that light spillage onto adjacent homes or properties is minimized.
4.3.9.2. Limited downlighting from trees is permitted. Either pendant type or fixed type may be used. Light sources shall not be visible to neighboring properties.
4.3.9.3. Uplighting of landscape or buildings is not permitted. Light sources should not be visible from neighboring residences, surrounding open space areas, or public streets.
4.3.9.4. Lights must be located to avoid conflict with snow management operations.
4.3.9.5. The light sources must be white in color using incandescent sources or color corrected metal halide, halogen or fluorescent.

## 4.4. SIGNAGE

Provide signage that is clear, understandable and attractive but which also creates a memorable environment and sense of place.

### 4.4.1. Guidelines

4.4.1.1. Signage should reflect the character of Rodeo Grounds with regard to materials, form and use. A master sign plan will be prepared that will allow an implementation of a comprehensive signage program.

4.4.1.2. Signage form and quality should relate directly to its purpose, context and location. All signage must take into account snow accumulation, snow removal and snow storage requirements.

4.4.1.3. Signage should inform and direct, but in a manner and style which creates a memorable impression. As such, signage provides an opportunity to introduce architectural whimsical, historical and/or sculptural character.

4.4.1.4. Multi-family residential complexes and cluster home developments are permitted one identity sign up to 10 square feet in size for each street frontage.

4.4.1.5. Pole mounted signs are not permitted. Signs may be attached to a freestanding site wall or to a wall of the building, mounted flush no higher than the eave line of the principal building. Signs are not permitted on the roof. No signs are allowed in the public right-of-way without approval of Mono County and/or Cal Trans.

### 4.4.2. Regulatory and Directional

Create a system of sign types that facilitate specific activities within public areas.

4.4.2.1. <u>Regulatory</u>

4.4.2.1.1. Primarily used to communicate traffic and parking regulations.

4.4.2.1.2. Regulatory signs should be standardized, yet be given unique character and identification within Rodeo Grounds by sign shape, graphic style, color or materials.

4.4.2.1.3. Regulatory signs should be minimized. They should be sized, mounted and placed with care to limit visual intrusion.

4.4.2.2. <u>Directional and Identification</u>

4.4.2.2.1. Primarily used to orient and direct visitors both in vehicles, on foot, or on bicycle.

4.4.2.2.2. Directional/identification signage should be large enough to make information legible and to facilitate decision making (particularly from a car).

4.4.2.2.3. Sign materials may vary considerably but should be consistent with regional character, the local neighborhood, and nearby architectural elements.

4.4.2.2.4. Where possible, visually integrate directional/identification signs within the landscape context.

### 4.4.3. Commercial Signage

Encourage attractive, appropriate tasteful signage for commercial/retail identification.

4.4.3.1. Sign Position

4.4.3.1.1. Signs should not be positioned so as to not obscure any important architectural details.

4.4.3.1.2. Monument signs may be employed for large commercial uses such as hotels. Monument signs shall be integrated within the landscape and employ the use of materials appropriate to a mountain location.

4.4.3.1.3. Projecting signs perpendicular to building faces are encouraged for retail uses. These should be positioned along the first floor façade at a level which allows good visibility from pedestrian areas but high enough to allow site clearance where required (8.0 feet minimum clearance).

4.4.3.1.4. Projecting signs should be placed to emphasize special shapes, details or projections that characterize a particular façade, to draw attention to shop entrances or to emphasize window displays. Signs should be supported by brackets, which can be decorative as well.

4.4.3.1.5. Each retail business is allowed a single projecting sign.

4.4.3.1.6. Window signs shall not obscure views into the business and will only be approved when they enhance the storefront.

4.4.3.1.7. Flush mounted signs, when used, should be positioned within architectural features, such as transom panels above doorways, etc.

4.4.3.1.8. Signs may be located on awnings or canopies when they are part of the building façade.

4.4.3.2. Sign Shape and Materials

4.4.3.2.1. Signs, which are symbolic and/or sculptural, are encouraged because they create visual interest and complexity.

4.4.3.2.2. Sign shapes should be interesting but not overly complex.

4.4.3.2.3. Materials should be durable and easy to maintain. Materials should be expressive of regional character and the local neighborhood as well as compatible with building finishes. Appropriate materials include wood, metal, stone, glass, and acrylic. Materials may be painted and finished in a variety of ways.

4.4.3.3. Graphics

4.4.3.3.1. Lettering should be of sufficient size and of a style that is easily read.

4.4.3.3.2. No more than two letter styles on a single sign. As a general rule, letterforms should occupy no more than 75% of total sign panel area.

4.4.3.3.3. Illumination external to the sign surface is required with lighting directed at the sign.

4.4.3.3.4. Light sources for signage should be shielded and light levels should not compete with other functional lighting.

4.4.3.3.5. Neon signs are discouraged.